

Quick Facts

What does “TOD” mean?

“TOD” is an acronym for transit oriented development. Locating more housing units and businesses around the Framingham commuter rail station has two key benefits:

- Convenient transit access attracts residents and visitors and reduces dependence on automobiles
- It allows Framingham to develop an area which has existing infrastructure, saving the town money on expanding infrastructure.

What about traffic?

Downtown Framingham traffic is a challenge, but one the Town is pursuing on a number of different fronts. A state funded streetscape construction project (currently under construction) along Concord Street will help by installing new coordinated traffic signals, fixing gate signals at the rail crossing, and making it safer for pedestrians to walk and cross the street.

New development in Downtown Framingham will be designed with the pedestrian in mind. Lower parking requirements will limit the amount of cars residents can own in the Downtown. Improvements to sidewalks, crosswalks, bike facilities, and transit will provide people with options so they do not have to drive for all their daily needs. A comprehensive parking strategy in Downtown can also help create a “park once and walk” mentality, reducing traffic on local roads and the need to drive around for a space. The revitalization of Downtown will create a destination for people inside Framingham as well as visitors from outside the Town. As Downtown becomes a more popular destination, regional drivers going through downtown to get to Route 9 and the Mass Pike will seek alternative routes.

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Will rezoning Downtown increase the tax rate?

No, the Downtown rezoning will not affect the tax rate.

How will this benefit the entire Town?

Having a vibrant and revitalized Downtown will enhance Framingham’s image, increase tax revenues, improve quality of life, and draw visitors from around the region. More residents living in the Downtown will help attract more retail amenities – restaurants, retail and other attractions - that will help establish our Downtown as a place where there is opportunity, diversity, quality of life, and excitement. This positive view of Framingham will help Downtown become a regional destination and ultimately help increase property values throughout the Town. An active and exciting Downtown can also help retain and recruit businesses to the Town, especially if there are places for employees to live in close proximity to where they work.

Why are we doing this?

The Town is interested in pursuing a set of actions that will set the stage for revitalizing Downtown Framingham to create a more walkable, mixed-use, and active downtown where people can live, work, shop, and play. One of the first key steps to supporting future investment is making changes to the existing Central Business (CB) District zoning.

How does this affect zoning?

The Town’s Zoning Bylaw reflects the vision for how land in different areas of the Town should be developed. It regulates use, dimensions - including height and massing (how bulky the building looks), parking, and open space. Working with MAPC, a feasibility analysis was performed for new development in Downtown to directly inform what the zoning regulations should specify in order to preserve the Downtown character but allow enough growth to make the area an attractive place for developers and property owners to invest in.

FRAMINGHAM MASSACHUSETTS DOWNTOWN REZONING DISCUSSION



This is an exciting time for Downtown Framingham! As residents, landowners, business owners, and visitors of the Downtown Framingham Community, the Town of Framingham would like to provide you with important information regarding the up-coming changes to the Central Business (CB) Zoning District, which may have an impact on certain property owners in and around the downtown area.

The Framingham Master Land Use Plan outlines a vision for transit oriented development (TOD) patterns in Downtown with civic, retail, services, hospitality, and residential uses that provide a strong sense of place. The Town has been working with the Metropolitan Area Planning Council (MAPC) to help implement that vision.

This brochure provides downtown residents, landowners, business owners, and visitors with information regarding current revitalization efforts. Inside you will find background information and future meeting dates.

SAVE THE DATES!

Planning Board Public Hearings

March 26, 2015

7:00 PM, Ablondi Room, 150 Concord St.

During the Planning Board Public Hearings there will be a presentation regarding the proposed Central Business (CB) District Zoning changes and review the amendments to the Framingham Zoning Map regarding the CB Zoning District. During the public hearing the public will have an opportunity to ask questions, provide comments, and be heard.

Central Business (CB) Zoning Workshops

Saturday, March 28, 2014, 10:00am – 12:00pm,
Framingham Public Library (49 Lexington St.)

Wednesday, April 1, 2015, 9:00am – 11:00am, Framingham Public Library (49 Lexington St.)

Thursday, April 2, 2015, 1:30pm — 3:30pm, Blumer Room, Memorial Building (150 Concord St.)

Planners from the Planning Board office and the Community and Economic Development office will be available for an open house/workshop style meeting to gather ideas, inform, and answer questions on the proposed new zoning amendments. Please join us for whatever time you have available this will be an open house/workshop style meeting and no formal presentations will be given. You can participate in a meaningful way, whether you drop in for 15 minutes



For more information visit:

<http://www.framinghamma.gov/1811/Transit-Oriented-Development>

Questions?

Contact the Community and Economic Development Office

508-532-5456

planning@framinghamma.gov

Proposed Boundary of Central Business Zoning District

